

Battle Creek City Planning Commission Staff report for the March 26, 2014 meeting

To: Planning Commissioners

From: Christine M. Hilton, AICP, Planning Supervisor
Planning and Community Development Department

Subject: Final PURD plan for Keystone Lake to allow the addition of four buildings (28 units) on Parcels #0622-30-102-0, 0072-00-505-0, as approved by Petition S-03-13.

Summary

Petition from Carroll Development & Property Management requesting Final PURD approval for the proposed expansion of Keystone Lake with the addition of four buildings (28 units in total) as permitted under the Planning and Zoning Code, Chapter 1290, Sec. 1290.01 (b)(20). The special use permit for this project was approved by City Commission on September 17, 2013.

Background/Property Information

The subject site is located on the south side of Gethings, east of Helmer. The property containing the original development is 10 acres in size. The expansion will take place on the original property as well as the 2.5 acre parcel directly adjacent to the east of the original development, street frontage shown in picture below.



The original application for Keystone Lake proposed a total of 88 units, and after multiple meetings, conversations, and revisions to the plan the special use permit for Keystone Lake was approved in 1999 and included 40 residential units in six buildings, and an office component to be located on the northeast corner of the parcel. An amendment was approved in 2003 for three garage buildings.

Proposed Scope of Project

The property owner is seeking approval to expand Keystone Lake by adding twenty-eight units in four buildings. One building (8 units) is proposed to be located on the property of the existing development; three buildings (20 units) are proposed to be on the parcel directly to the east. The approximate location of each building is shown on the aerial photograph on page one of this report.

According to the application submitted, the buildings will be of similar design, appearance, and construction to those existing on-site. The buildings will have a max height of 28' (two stories), and each contain a self-contained garage for each unit.

The entire development would continue to be served by the existing driveway on Gethings Road located at the northeast corner of the property, and no other curb-cuts are proposed to the development. All interior roadways will be privately owned and maintained. Other improvements include the planting of 51 trees and shrubs along the east property line to serve as a buffer.

Applicable Ordinance Provisions

A planned unit development is provided for in the City of Battle Creek Zoning Ordinance, Chapter 1290 Special Land Uses, specifically 1290.01(b)(20): *Planned unit development on any tract of land not less than ten acres. Such development shall comply with the procedures and requirements set forth in Chapter 1289. Chapter 1289 Planned Unit Residential Developments outlines requirements for these uses, as well as process for approval that is different from other special land uses.*

1289.01 Purpose/Intent

As used in this section, "planned unit development" includes such terms as cluster zoning, planned development, community unit plan, and planned residential development and other terminology denoting zoning requirements designed to accomplish the objectives of this zoning ordinance through a land development project review process based on the application of site planning criteria to achieve integration of the proposed land development project with the characteristics of the project area. A planned unit residential development (PURD) is intended to provide a means by which land can be developed or redeveloped with innovation and creativity. A planned unit residential development accommodates the objectives of the City of Battle Creek's Comprehensive Plan, while allowing some deviation from the strict application of use and bulk regulations which may otherwise create hardship or complications for development. This chapter is intended to grant such flexibility through the special use permit process of public hearings. The objectives of planned unit residential developments are as follows:

- (a) To stimulate creative approaches to the development of land;
- (b) To provide for the more efficient use of land;
- (c) To preserve natural features and resources and provide for open spaces;
- (d) To develop new approaches to the living environment through variety in type, design and the layout of residential structures; and
- (e) To accommodate diversification and variation in the relationship in uses, structures, open spaces and structural heights in projects conceived as a cohesive development consistent with the Comprehensive Plan.

The intent of Ch. 1289 Planned Unit Residential Developments (PURD) chapter is to allow the creative, and sometimes flexible, development of land subject to specific site planning and criteria and review. The sidebar on page two contains ordinance language detailing the purpose of this ordinance.

A PURD is unique from other special land uses as there are specific standards and regulations that are applicable only to PURD's, outlined in Ch. 1289. A request for a PURD first needs to be reviewed for compliance with these standards. If it complies with these requirements, it must then be reviewed in consideration of the Basis For Determination listed in Ch. 1290 Special Land Use. Another way a PURD is unique is that the approval process is more complex than with typical special land uses as a PURD requires both tentative and final plan approval, both plans requiring review by Planning Commission as well as the City Commission.

A tentative plan review requires a public hearing at the Planning Commission level with review and recommendation sent to the City Commission. Providing the tentative plan is approved by the City Commission, the applicant is then required to submit a final plan for further approval. This final plan is submitted to both the Planning Commission and City Commission. This final plan must be submitted within one year of tentative plan approval or the tentative approval is revoked. A public hearing is not required with the final plan if it is in substantial compliance of the approved tentative plan.

The approval of a PURD is tied to the specific site layout and design elements proposed in the application and site plan. Any significant changes would require an amendment by both the Planning Commission and City Commission, following the same process explained above.

The tentative plan approval and special use permit for this project was approved by Resolution 224 by City Commission on September 17, 2013 with two conditions project specific conditions:

- The sidewalk along Gethings that was required as part of the original development will be required to be extended thru the parcel now included in the project. It is labeled on the site plan, but location not drawn.
- The site plan indicates "Natural Open Space Area" but does not indicate location of existing vegetation or at a minimum tree line location. The site plan shall be revised to include location of existing vegetation as well as what will remain on the site.

Staff Recommendation

The final plan submitted for review is essentially the same as what was reviewed and approved by the Planning Commission and City Commission; however they were revised to address the conditions listed above. Therefore, staff is recommending approval of the final PURD plan for the expansion of Keystone Lake finding the application and site plan is in substantial compliance with the tentative plan and special use permit granted by the City Commission, including the conditions established with its approval, and is in compliance with 1289.10 of the Codified Ordinances regarding Final PURD plans, with the condition that the plan is revised to include Stormwater calculations to ensure water runoff will stay onsite and water/sanitary locations to the buildings (two for each building).

Attachments

The following information is attached and made part of this Staff report.

KEYSTONE LAKE PHASE #3

CITY OF BATTLE CREEK
CALHOUN COUNTY, MICHIGAN

CONSTRUCTION PLAN APPROVAL
JANUARY 14, 2014

SHEET INDEX

C-1 COVER
C-2 REMOVAL PLAN
C-3 GRADING PLAN
C-4 UTILITY PLAN
C-5 LANDSCAPE PLAN
C-6 CONSTRUCTION DETAILS
SESC 1 SESC PLAN
SESC 2 SESC DETAILS

ENGINEER:
Civica Engineering PLLC
190 E. Cass
Battle Creek, Michigan 49801
(269) 764-6111

DEVELOPER:
CARROLL DEVELOPMENT ENTERPRISES
1112 EAST MICHIGAN AVENUE, SUITE 1
BATTLE CREEK, MICHIGAN 49801
(269) 762-2997

SHEET NUMBER

DATE

10-11-11

PROJECT

PLANNED UNIT DEVELOPMENT

REMOVAL PLAN

KEYSTONE LAKE PHASE #3

CITY OF BATTLE CREEK

CALHOUN COUNTY, MICHIGAN

1909 E. Center Street, Suite C • Battle Creek, Michigan 49002

(269) 764-6688

CIVICA ENGINEERING

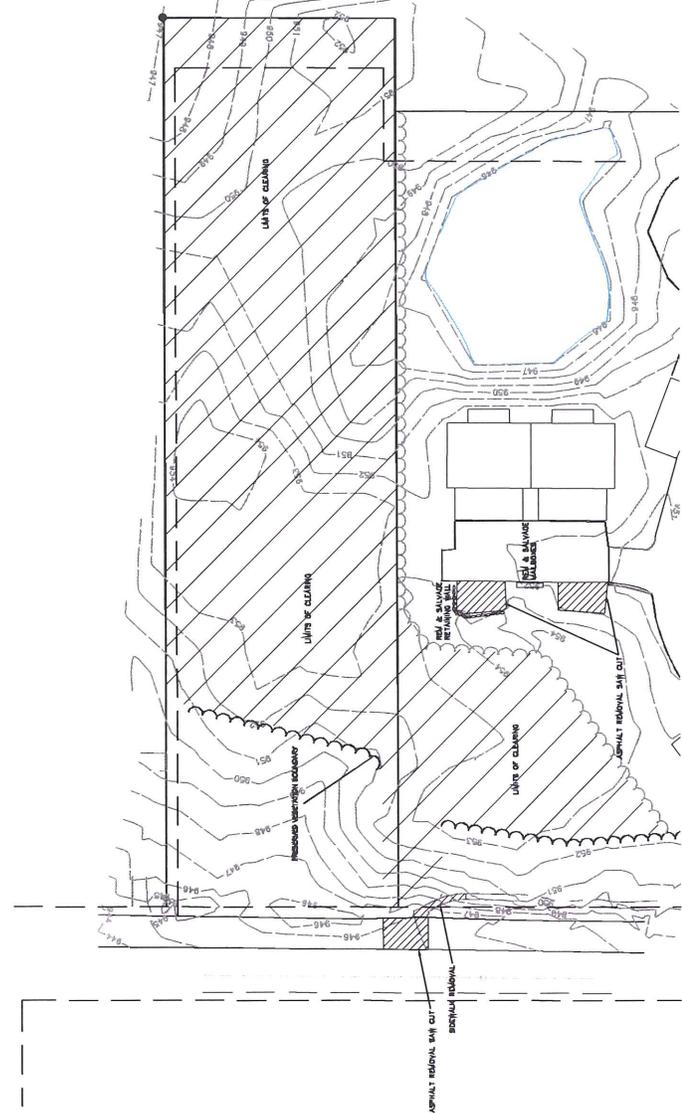
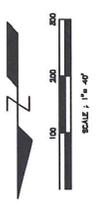
DATE

1/17/2014

BY

CONSTRUCTION IN A SUBMITTA

REVISIONS



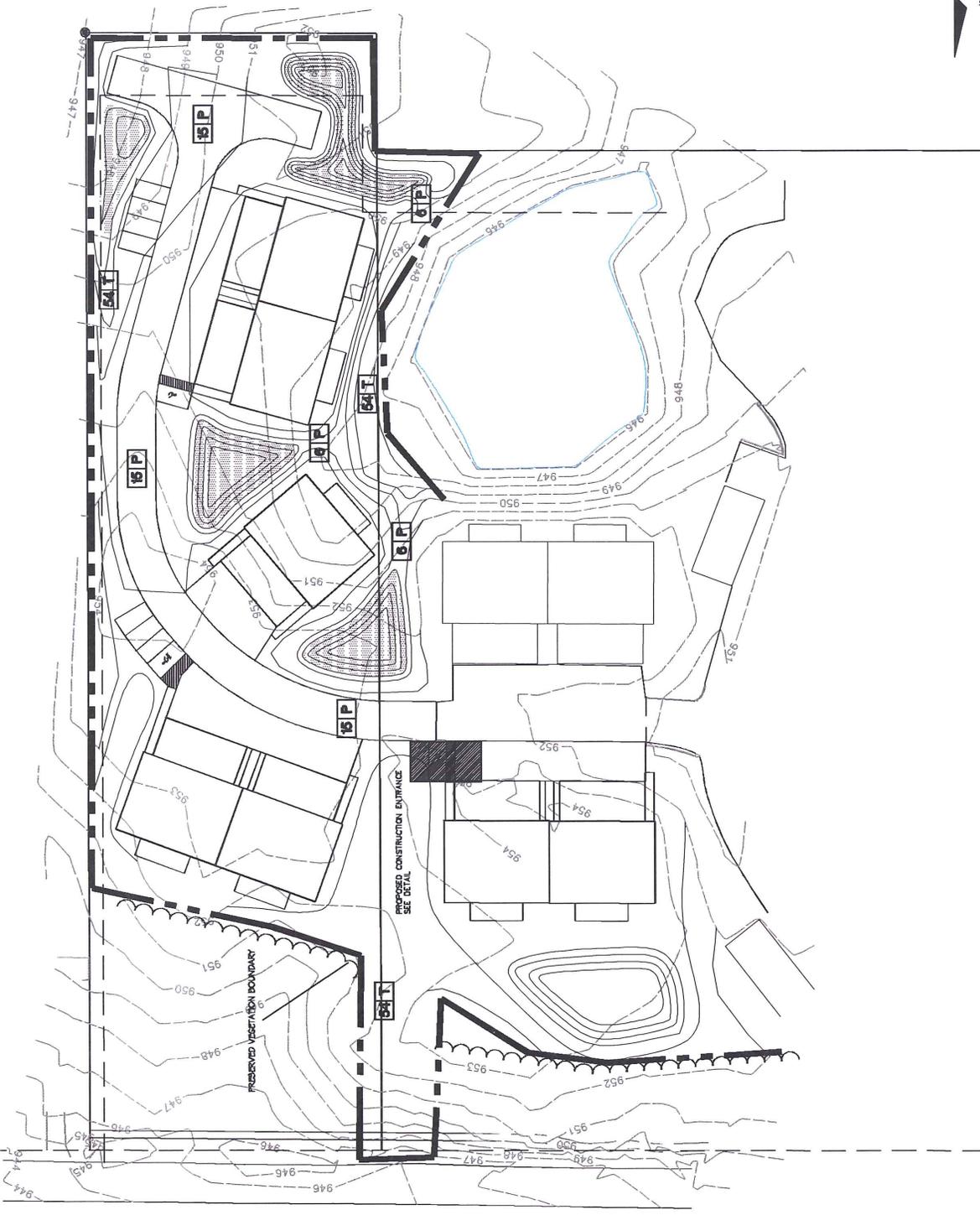
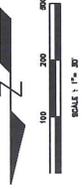
SESC 1
SHEET NUMBER

DATE: 12/22/16
DRAWN BY: JMM
CHECKED BY: JMM
SCALE: 1" = 30'

PLANNED UNIT DEVELOPMENT
SOIL EROSION CONTROL PLAN
KEYSTONE LAKE PHASE #3
CITY OF BATTLE CREEK
CALHOUN COUNTY, MICHIGAN

CIVICA ENGINEERING
1905 E. Cedar Street, Suite C, Battle Creek, Michigan 49802
(269) 764-6688

DATE:	12/22/16
BY:	JMM
REVISIONS:	CONSTRUCTION IN ACCORDANCE WITH PERMITS

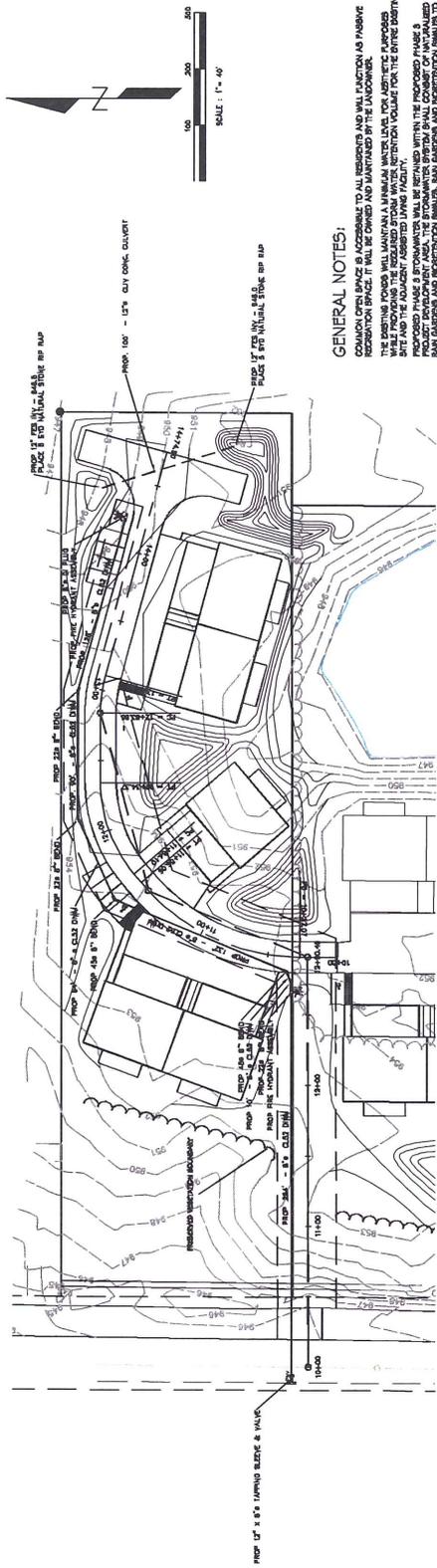


DATE	1/17/2014
BY	JAH
REVISIONS	

CIVICA ENGINEERING
 1205 E. Center Street, Suite C, Farmington Hills, Michigan 48334
 (248) 760-6688

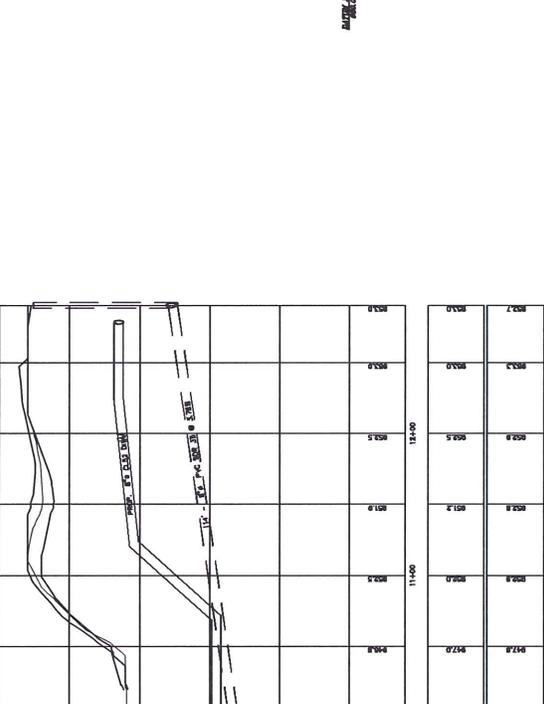
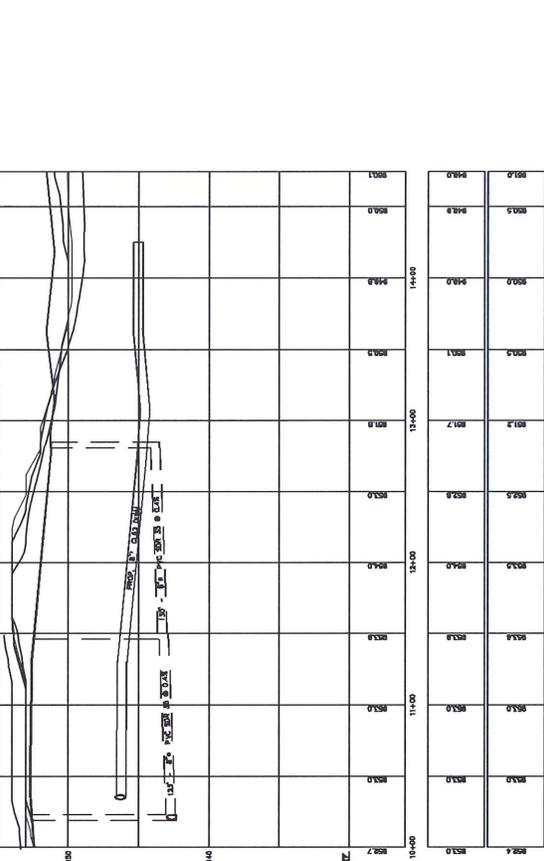
PLANNED UNIT DEVELOPMENT
 UTILITY PLAN
 KEYSTONE LAKE PHASE #3
 CITY OF BATTLE CREEK
 CALHOUN COUNTY, MICHIGAN

DATE	12/16/13
DESIGNED BY	JAH
CHECKED BY	JAH
SCALE	1" = 40'
PROJECT NUMBER	1011-1
SHEET NUMBER	4



GENERAL NOTES:
 COMMON OPEN SPACE IS ACCESSIBLE TO ALL RESIDENTS AND WILL FUNCTION AS PARKING AND RECREATION AREA. THE PROPOSED ROADWAY WILL MAINTAIN A MINIMUM WIDTH FOR EMERGENCY RESPONSE WHILE PROVIDING THE NECESSARY OPEN SPACE FOR THE ENTIRE DRAINAGE DISTRICT. THE PROPOSED ROADWAY WILL MAINTAIN A MINIMUM WIDTH FOR THE ENTIRE DRAINAGE DISTRICT. THE PROPOSED ROADWAY WILL MAINTAIN A MINIMUM WIDTH FOR THE ENTIRE DRAINAGE DISTRICT. THE PROPOSED ROADWAY WILL MAINTAIN A MINIMUM WIDTH FOR THE ENTIRE DRAINAGE DISTRICT.

NO USE DISPOSAL SHALL BE NECESSARY FOR THE PROPOSED ROADWAY. RESIDENTS ARE ADVISED THAT THE PROPOSED ROADWAY WILL MAINTAIN A MINIMUM WIDTH FOR THE ENTIRE DRAINAGE DISTRICT. THE PROPOSED ROADWAY WILL MAINTAIN A MINIMUM WIDTH FOR THE ENTIRE DRAINAGE DISTRICT.



EASEMENT
 PROPOSED ROADWAY